

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082; www.vccpg.org

Notice of Regular Meeting Agenda for August 10, 2009 – 7:00 pm at the
Valley Center Community Hall, 28246 Lilac Road Valley Center CA.



Oliver Smith
Chair

Ann Quinley
Vice Chair

Christine Lewis
Secretary

Dave Anderson

Brian Bachman

Hans Britsch

Paul Herigstad

Deb Hofler

David Montross

Keith Robertson

Rich Rudolf

Susan Simpson

Terry Van Koughnett

Jon Vick

Brian Weaver

1) Call to Order, Declaration of a Quorum, Pledge of Allegiance

2) Approval of Minutes:

- a. Regular Meeting July 13, 2009.

3) Open Forum

Members of the public may address the Planning Group on any topic not on the agenda. There is a three-minute time limit per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on topic but may place the item on a future agenda. Speakers are encouraged to complete a Request to Speak form prior to the start of the meeting.

4) Discussion Items (No VCCPG advisory vote is to be taken for the following items.)

- a) Opportunity for EDCO President Steve South to discuss with the Planning Group and the public the EDCO green waste recycling proposed for 12363 Betsworth Road (30 minutes total)
- b) P08-036 MUP; Serenity Oaks Ranch, 14044 Horse Creek Trail, notice of withdrawn application by Rena Patnode for an Outdoor Events Facility.
- c) Sept 12th Training on Brown Act, how to process projects, and topics related to our public group, please submit your requests for items to be covered to Oliver Smith
- d) VCCPG nominated seat on the I15 Corridor Design Review Board term expired in May, 2009. Barbara Rohrer has served one term in this position, Chair authorizing Nominations Subcommittee to initiate nominations process (Simpson).

5) Action items (VCCPG advisory vote may be taken on the following items.)

Documentation provided to the Valley Center Community Planning Group members prior to our regular meetings through email distribution will also be available for public review at the same time at the Valley Center Public Library. Hardcopy documents for public review will also be made available at the regularly scheduled meetings.

- a) Request for a minor use permit has been withdrawn, ZAP07-006; APN: 132-320-46; Price Animal Company; Reptile Breeding facility on the North side of McNally Road between Cole Grade Rd and Nicole's Vista. Discussion of proponent's letter to DPLU and possible vote on a formal response.
- b) Review and discussion of report and motions presented by the GP Update Subcommittee on the Draft EIR, Draft General Plan and Draft Community Plan, additional regular VCCPG meeting scheduled for August 24th for advisory voting (Rudolf).
- c) Review and discussion of report and motions presented by the Mobility Subcommittee regarding Valley Center Road through the southern village, Draft EIR, Draft General Plan, and Draft Community Plan implications (Hofler).
- d) R04-017, Valley View Casino Employees Parking Lot, 32955 Valley Center Road, (Robertson), request for VCCPG vote supporting a no-parking zone on project frontage along Valley Center Rd.
- e) S05-005, TM 5087RPL, SPA 04-004 Orchard Run, APNs 186-240-01, 186-240-02, 186-231-19, and 186-210-44, (Hofler), 5 neighborhood residential development on 118 acres west of Valley Center Road, with portions adjoining Betsworth Rd and Lilac Rd and southern boundary adjoining Mirar de Valle Rd. Site Plan satisfies a condition of the approved project that 3 of 5 Neighborhoods (A, B, and E) have a site plan prepared to allow the design to be reviewed for conformance with the VC Design Guidelines. Neighborhood A: 120 detached homes on 23 acres; Neighborhood B: 52 attached town homes on 4 acres; Neighborhood E: 5 estate lots on five acres. In addition, 52 affordable homes have been dispersed between Neighborhoods A and B; owner John Belanich, project manager: TRS consultants. Vote on support of submitted Site Plan and support of appeal to subsequent DPLU decision if needed.
- f) AD 09-029, 14043 Calle De Vista (Weaver), Request for second dwelling on the property; owner: Vera Wilson Revocable Trust.
- g) S09-010, ER 09080071 - APN 186-280-03, Villalobos STP (Van Koughnett), 8400 square foot building proposed to be constructed for feed and agricultural supply sales on 2.55 acre site located along Valley Center Road between Terry's Hay and Grain and Napa Auto Parts. Property is split zoning C36/RR.5/RR1, currently being used as a storage area of Terry's Hay and Grain.
- P03-08e, ER 03-08-034, Valley Center Community Church, 29019 Cole Grade Road (Van Koughnett) Notice of adoption of a Mitigated Negative Declaration; the project is a major use permit for a new religious assembly complex to be built with 6 structures totaling 65,000 sq ft.

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6. Subcommittee Updates(Informational reports by subcommittee representative)

- a. Circulation -- (Debra Hoffer, Chair).
- b. GP Update -- (Richard Rudolf, Chair).
- c. Nominations -- (Susan Simpson, Chair)
- d. Northern Village -- (Keith Robertson, Chair)
- e. Orchard Run -- (Debra Hoffer, Chair).
- f. Parks & Rec. -- (David Montross, Chair)
- g. Rancho Lilac -- (Ann Quinley, Chair)
- h. Southern Village - (Terry Van Koughnett, Chair)
- i. Segal Ranch (formerly Spanish Trails)---(Oliver Smith, Chair)
- j. Strategic Planning---(Terry Van Koughnett, Chair)
- k. Tribal Liaison -- (Terry Van Koughnett, Chair)
- l. Valley Center Church -- (Terry Van Koughnett, Chair)
- m. Website -- (Terry Van Koughnett, Chair)
- n. Pauma Ranch (Ann Quinley and Keith Robertson, Co-Chairs)
- o. Castle Creek (Oliver Smith, Chair)

7. Correspondence

- a. DPLU to VCCPG; POD 08-018; 2009 Zoning Ordinance Amendments (revises various regulations including definitions, Animal Regulations, Use Regulations, Setback Regulations, Temporary Use Regulations and various procedures.
- b. DPLU to VCCPG- Draft General Plan Appendices for the Mobility Element
- c. Department of Parks and Recreation to VCCPG- Request for the input of the VCCPG in developing a give-year park project priority list for the expenditure of Park Land Dedication Ordinance (PLDO) funds in the community.
- d. San Diego County Planning Commission to VCCPG- Preliminary and Final Agendas for the July 19, 2009 meeting of the San Diego County Planning Commission at 5201 Ruffin Road, San Diego.
- e. DPLU to VCCPG; GPA 09-004. General Plan Amendment to the public facility element to clarify politics related to project review. Amendments to implementation measures within the Public Facility Element of the County general plan. Changes reflect long-standing implementation practices related to fire and sheriff review of development projects.
- f. Accretive Group to Oliver Smith, invitation to open house on July 14th, 6:30 to 8 PM at Castle Creek County Club; 8794 Circle R Drive, Escondido, CA to discuss thoughts on the future of Valley Center.
- g. Kevin Jeffries to Oliver Smith and the VCCPG request to VCCPG to endorse ACA 8 which would amend the California constitution to require the State legislature to be covered by some provisions of the Brown Act.
- h. San Diego County Traffic Advisory Committee to VCCPG, Agenda for the July 31, 2009 meeting of the Traffic Advisory Committee (TAC) at 9:00 AM at 9621 Ridgehaven Court in San Diego.
- i. DPLU to VCCPG; 3000(AD) 09-029; Wilson second dwelling unit Administrative permit; Project address; 14043 Calle De Vista, Valley Center; APN 189-220-22; KIVA project: 09-0112432; information for further processing application.
- j. Clerk of the Board of Supervisors to VCCPG; Agenda for the San Diego County Board of Supervisors for July 21 and 22 at 9:00 AM; Room 310, 1600 Pacific Highway, San Diego, CA 02101
- k. DPLU to VCCPG; POD 08-012, Log No. 08-00-004; SCH No 2008101047 Tiered Winery Zoning Ordinance Amendment; July 16, 2009, Amends the SD County Zoning Ordinance to introduce a new winery classification and revise the regulations for two existing winery classifications. Comments open until August 31, 2009 at 4:00.
- l. DPLU to VCCPG; POD Water Conservation Landscape Design Manual; Responses requested by August 17, 2009.
- m. San Diego County Planning Commission to VCCPG; Notice of a regular meeting and a preliminary agenda for July 31, 2009 at 9:00 at 5201 Ruffin Road, San Diego
- n. DPLU to VCCPG, TPM21074 Beebe 4 lot Subdivision Replacement map, Project Address 30931 Little Quail Run, APN133-302-29, project continuing from May, 2007.
- o. Peter Price to DPLU Planner Marcus Lubich, notice of withdrawal of ZAP07-006 (email date July 2, 2009)
- p. DPLU Director to VCCPG, 2009 Zoning Ordinance Amendment POD08-018 Corrections to draft Ordinance and Summary distributed for public review (see Correspondence Item a.), dated July 24, 2009.
- q. DPLU Planner Amber Griffith to VCCPG Chair (email dated July 31, 2009), P06-061 Replacement Map for MUP, Tapestry Meadows Equestrian Center, Project Address 30673 Andreen Rd (near west Lilac Rd and Circle R Rd), APN 129-111-32, requested response date Aug 17, 2009, received application update only, no map.

8. Requests for Items on Upcoming Agendas

- a. August 24th Discuss and vote on recommendations regarding the county Draft EIR.
- b. Sept 12th Training on Brown Act, how to process projects, and topics related to our public group

9. Adjournment

Next Scheduled Regular Meeting: August 24, 2009

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